

From: [REDACTED]
To: [LocalPlan \(GC\)](#)
Subject: Comment on HELAA Site Assessment – Land off Ditton Lane, Fen Ditton (Site Ref. 48148)
Date: 09 December 2021 16:38:57
Attachments: [image574058.png](#)
[image467323.png](#)

Dear Sir/Madam,

I attempted to upload comments on the site assessment in the HELAA for the above site, but was unable to do so. As suggested, please see below comments on behalf of [REDACTED].

HELAA Site Assessment – Land off Ditton Lane, Fen Ditton (Site Ref. 48148)

[REDACTED] comments and suggested amendment for the site assessment in the HELAA are as follows:

Is possible to locate development on southern part of site to retain character of site and setting of listed buildings and protected tree – THIS IS WHAT COMMENTARY IN HISTORIC ENVIRONMENT SECTION SAYS

- In order to address the comments in the site assessment it is proposed that dwellings would be located at the southern part of the site only, with the northern part remaining as open space to protect and retain the character of the site frontage and to protect the setting of heritage assets and the tree.
- Landscape and Townscape: As set out in the representations to Policy GP/LC: Protection and Enhancement of Landscape Character, it is considered that this site does not meet the definition of Important Countryside Frontage. The surrounding rural area is not visible from the site, and therefore there cannot be a 'significant connection' with the rural area. The proposed Wing Development at Cambridge East is located to the south-east of Fen Ditton, and will further erode any relationship between the land off Ditton Lane and the surrounding countryside and rural area in this direction. It is requested that the Important Countryside Frontage designation on Ditton Lane and High Ditch Road in Fen Ditton should be reviewed and deleted. The proposed dwellings would be located on the southern part of the site only to address heritage and townscape impacts. The trees on the eastern boundary of the site would be retained. The proposed development would include additional trees and landscaping to enhance landscape character.
- Historic Environment: The statement in the assessment that concludes "a smaller number of units could occupy the southernmost end of the site leaving the High Ditch End open" is agreed. This approach would avoid harm to the setting of listed buildings and the protected tree.
- Archaeology: An archaeological assessment will need to be undertaken to determine whether any archaeological assets exist on site, and what if any mitigation measures are required to protect those assets.
- Accessibility to Services and Facilities: It is agreed that the site has good accessibility to services and facilities, including within Cambridge and in the future to the new neighbourhoods at North East Cambridge and Cambridge East. As set out in [REDACTED] representations to Section 2.3: Edge of Cambridge, Fen Ditton is a suitable village for additional development because travel by sustainable modes of transport as an alternative to the car is available.
- Strategic Highways Impact: The close proximity of services and facilities to Fen Ditton make travel by walking, cycling and public transport a viable alternative to the private car, which would reduce the impact on the strategic highway network.

Can you please confirm receipt of these representations? Let me know if you have any questions.

Regards

Brian

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Associate

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